

JOSE M. DE LA GARZA
SURVEY
ABSTRACT 15



P.O.C.
NW CORNER OF
CALLED 222.3392 ACRE TRACT
C.F. NO. 303109 C.C.M.C.

N 65°02'30" E 560.23'

S 25°13'00" E 1654.15'

(A) FND 1/2" I.R.

60.00'

N 64°47'00" E 540.00'

P.O.B.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

ROYAL CULLUM DRIVE
(60' R.O.W.)

N 64°47'00" E 91.00'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

LOT 1432
DAVID C. TORRES
C.F. NO. 2017001474
O.P.R.M.C.

N 25°13'00" W 140.00'

LOT 1433
HERBIE M. RICHARDSON
C.F. NO. 8733137
O.P.R.M.C.

0.2925 ACRES
(12,740 SQ.FT.)

(VACANT)

ROYAL FOREST
SECTION 2
(UNRECORDED)

LOT 1434
MAXINE NICHOLSON
C.F. NO. 2018089067
O.P.R.M.C.

S 25°13'00" E 140.00'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

S 64°47'00" W 91.00'

FND 1/2" I.R.
(B)

18.04'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

LOT 1419
JIMMY TAYLOR
C.F. NO. 2012124852
O.P.R.M.C.

LOT 1418
MARY E. ELKINS
C.F. NO. 2001097833
O.P.R.M.C.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO HERBIE M. RICHARDSON, RECORDED IN COUNTY CLERK'S FILE NO. 8733137 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 12-16-22, UNDER G.F. NO. 2201079SP.
- EASEMENT TO EXPLORER PIPELINE COMPANY AS RECORDED IN VOL. 720, PG. 282 D.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).
- RIGHT OF INGRESS AND EGRESS TO TEXAS CAMPGROUNDS AS RECORDED IN VOL. 727, PG. 133 D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- PUBLIC ROAD EASEMENT AS RECORDED IN VOL. 836, PG. 235 D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- TELECOMMUNICATIONS EASEMENT AS RECORDED UNDER C.F. NO. 2001022137 R.P.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).
- EASEMENT AND RIGHT OF WAY TO GULF SOUTH PIPELINE COMPANY AS RECORDED UNDER C.F. NO. 2018096304 R.P.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

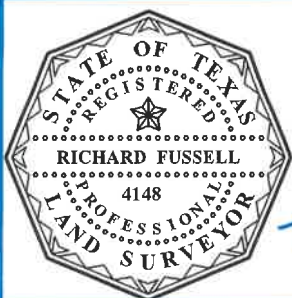
LEGEND



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2925 ACRES (12,740 SQUARE FEET) SITUATED IN THE JOSE M. DE LA GARZA SURVEY, ABSTRACT 15, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT:
TEXAS LIBERTY HOLDINGS, LLC

ADDRESS:
ROYAL CULLUM DRIVE



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON
DECEMBER 22, 2022 AND THAT THIS PLAT SUBSTANTIALLY
COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND
THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS
EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
R.P.L.S. 4148



TITLE COMPANY:
**UNIVERSITY
TITLE COMPANY**
832-234-2210
G.F. # 2201079SP
ISSUE DATE: 12-16-22



Survey 1, Inc.
Your Land Survey Company

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survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax (281)393-1383

FIELD CREW: CM	TECH: ARH	DATE: 12-27-22
DRAFTER: JB	FINAL CHECK: EF	JOB#: 12-119465-22